

**City of Port St. Joe
Planning, Development, and Review Board Regular Meeting
November 2, 2021 at 4:00 P.M.**

**Jay Rish
Minnie Likely
Rawlis Leslie
Phil Earley**

**Hal Keels
Travis Burge
Letha Mathews**

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

ROLL CALL OF THE BOARD

CONSENT AGENDA:

October 5, 2021, Regular Meeting Minutes

Page 1

BUSINESS ITEMS

- **Final Plat Approval
Windmark Beach Creekside Phase 1-C**

Pages 2-7

***You are hereby notified that in accordance with Florida Statutes, you have the right to appeal any decision made by the Board with respect to any matter considered at the above referenced meeting. You may need to ensure that a verbatim record of the proceedings is made which may need to include evidence and testimony upon which the appeal is based.**

City of Port St. Joe
Regular Meeting
Planning Development & Review Board
October 5, 2021

Minutes

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

	Present		Absent	
Board		Staff		Staff
Jay Rish		Jim Anderson	Travis Burge	Bo Creel
Phil Earley		Charlotte Pierce	Hal Keels	Clinton McCahill
Minnie Likely		Mike Lacour	Rawlis Leslie	
Letha Mathews				

After ascertaining that a quorum was present, Chairman Rish called the Meeting to Order at 4:00 P.M. Travis Burge, Hal Keels, and Rawlis Leslie notified City Staff that they would be unable to attend the meeting today.

Consent Agenda

A Motion was made by Letha Mathews, second by Phil Earley, to approve the Minutes of the September 7, 2021, Meeting. All in favor; Motion carried 4-0.

Business Items

Ordinance 595 Comprehensive Plan Text Amendment Property Rights Element and Coastal Management Element.

Tommy Pitts, Mott McDonald Consultants for the Port St Joe Port Authority, and former Port Director updated the PDRB Board on the Comprehensive Plan Text Amendment Property Rights Element and Coastal Management Element.

A Motion was made by Minnie Likely, second by Phil Earley, to recommend Ordinance 595 to the Board of City Commissioners for their approval. Motion carried 4-0.

A Motion was made by Phil Earley, second by Minnie Likely, to adjourn the Meeting at 4:20 P.M.

Charlotte M. Pierce, City Clerk

Date

Jay Rish, Chairman

Date

PUBLIC NOTICE

Public Hearings will be held in the Planning, Development, & Review Board's Regular Meeting on, Tuesday, November 2nd, 2021, at 4:00 P.M. EST and at the Regular City Commission Meeting on Tuesday, November 16th, 2021, at 12:00 P.M. EST at the Ward Ridge Building, 2775 Garrison Ave., Port St. Joe, FL 32456 to discuss and act on the following:

FINAL PLAT APPROVAL OF WINDMARK BEACH CREEKSIDE PH 1-C

A Subdivision of a Portion of Sections 15, And 16 Township 7 South, Range 11 West, City of Port St. Joe, Gulf County, FL

A Portion of Parcel: 04241-000R

Interested persons may attend and be heard at the public hearings or provide comments in writing to the Planning and Development Review Board, City of Port St. Joe City Hall, 305 Cecil G. Costin, Sr., Blvd., Port St. Joe, Florida 32456. Transactions of the public hearings will not be recorded. Persons wishing to appeal any decision made during the hearings will need a record of the proceeding and should ensure a verbatim record is made, including the testimony on which the appeal is based.

In accordance with the Americans with Disabilities Act, persons wishing to attend needing assistance and special accommodations to participate in these

PUBLIC NOTICE

proceedings should contact Charlotte Pierce, City Clerk, at City Hall, (850)229-8261.

Publish one time in the STAR: 7/15/21 and furnish proof of publication.

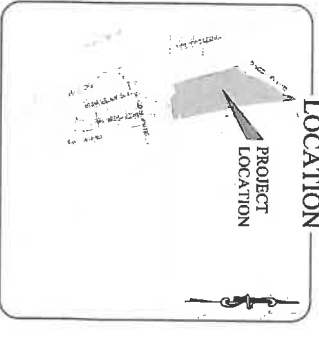
WINDMARK BEACH CRUIKESIDE PHASE 1-C

A SUBDIVISION OF A PORTION OF SECTIONS 15 AND 16, TOWNSHIP 7 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA

DECEMBER 2020

PLAT BOOK PAGE
SHEET 1 OF 4

LOCATION



CITY COMMISSIONER APPROVAL

TO CERTIFY THAT THE PLAN HAS BEEN EXAMINED BY THE BOARD OF CITY COMMISSIONERS AND APPROVED FOR THE CITY OF WINDMARK BEACH, FLORIDA, AND THAT THE CITY COMMISSIONERS HAVE ADOPTED THE FOLLOWING RESOLUTION:

RESOLVED, THAT THE CITY COMMISSIONERS DO HEREBY APPROVE THE PLAN AND THE PROJECT FOR THE CITY OF WINDMARK BEACH, FLORIDA.

DATE: _____

TITLE OF CITY COMMISSIONER: _____

SURVEYOR'S NOTES

1. THIS PLAN WAS PREPARED BY THE SURVEYOR IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 461, F.S., AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61G, F.A.C.
2. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 461, F.S., AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61G, F.A.C.
3. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 461, F.S., AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61G, F.A.C.
4. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 461, F.S., AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61G, F.A.C.

CERTIFICATE OF CITY SURVEYOR

I, _____, CITY SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 461, F.S., AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61G, F.A.C.

DATE: _____

SURVEYOR'S CERTIFICATIONS

I, _____, SURVEYOR, DO HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA AND THAT I AM THE AUTHOR OF THIS PLAN AND THAT I AM NOT PROVIDING ANY SERVICES TO THE CLIENT THAT WOULD CONSTITUTE A VIOLATION OF THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 461, F.S., OR THE RULES OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61G, F.A.C.

Dewberry

200 EAST BAY STREET
TALLAHASSEE, FLORIDA 32301
PHONE: 904.437.2411
FACSIMILE: 904.437.2411

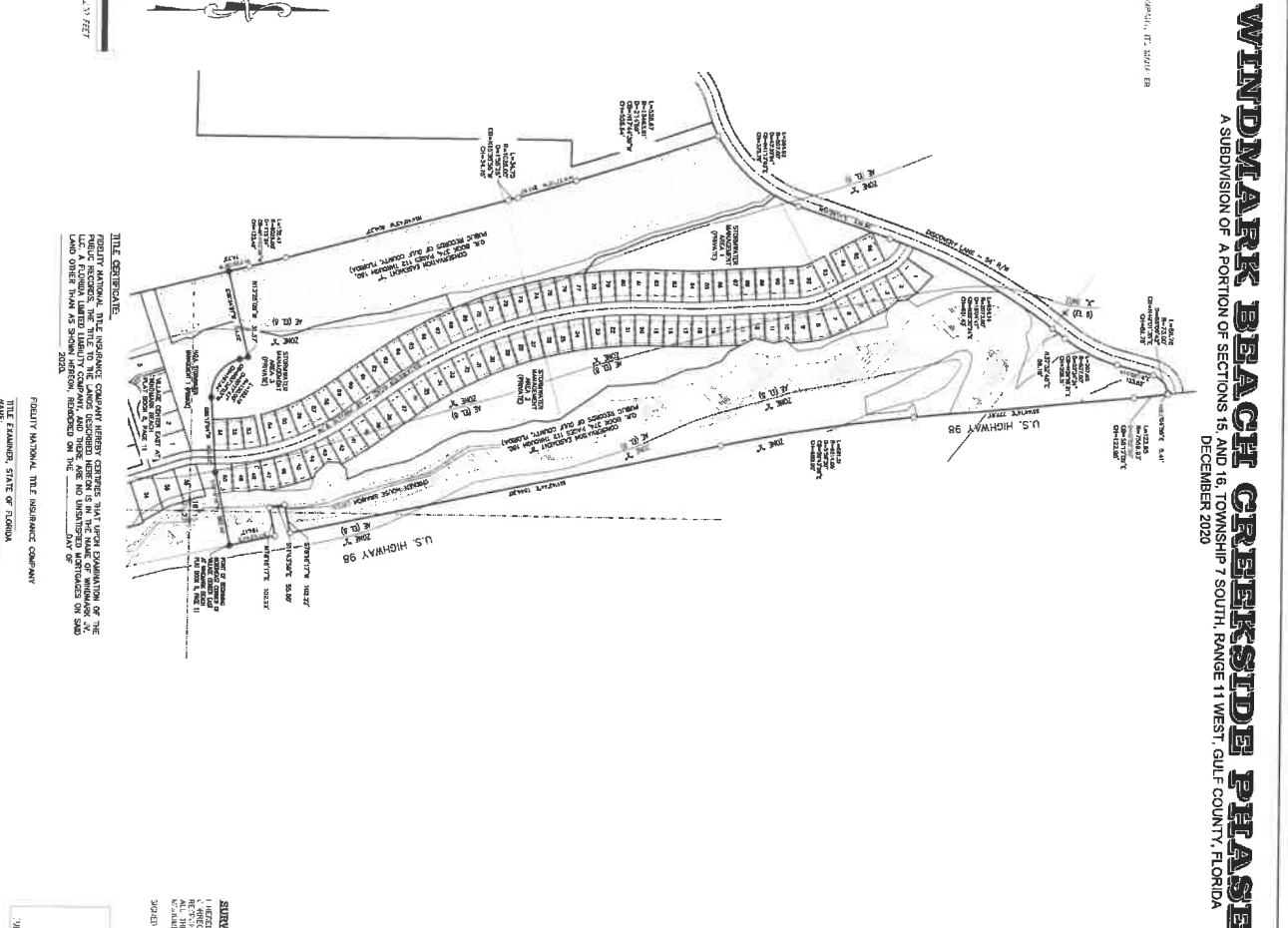
ACKNOWLEDGMENT: I, _____, COUNTY CLERK, DO HEREBY CERTIFY THAT THIS PLAN WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF GULF COUNTY, FLORIDA, ON _____, 2020.

STATE OF FLORIDA - COUNTY OF GULF

ACKNOWLEDGMENT: I, _____, COUNTY CLERK, DO HEREBY CERTIFY THAT THIS PLAN WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF GULF COUNTY, FLORIDA, ON _____, 2020.

NOTICE: THIS PLAN IS FILED FOR RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF GULF COUNTY, FLORIDA, ON _____, 2020.

RESTRICTIONS: THIS PLAN IS FILED FOR RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF GULF COUNTY, FLORIDA, ON _____, 2020.



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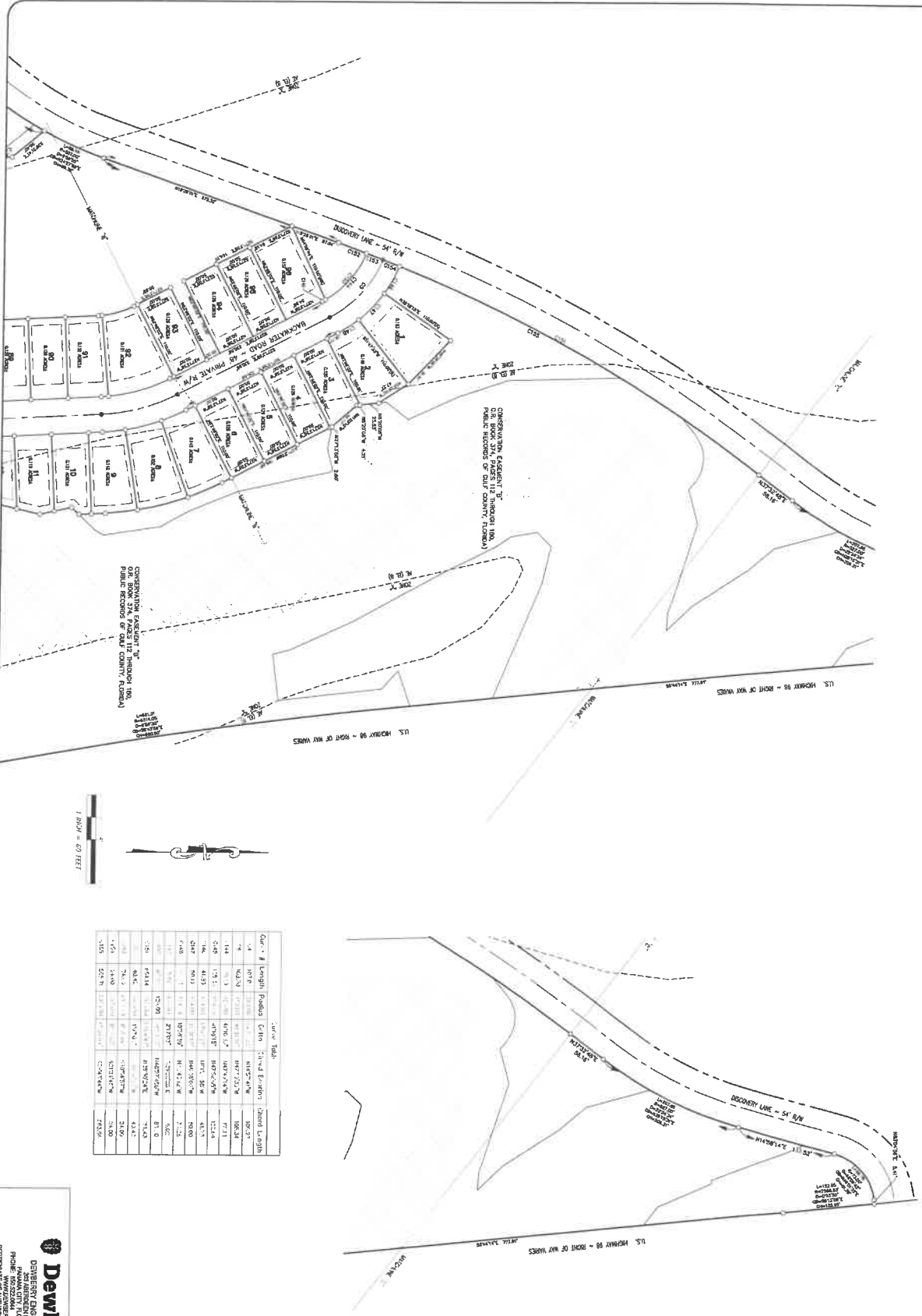
NOTICE: THIS PLAN IS FILED FOR RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF GULF COUNTY, FLORIDA, ON _____, 2020.

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WINDYARK BEACH CREEKSIDE PHASE 1-C

A SUBDIVISION OF A PORTION OF SECTIONS 15, AND 16, TOWNSHIP 7 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA
DECEMBER 2020

PLAT BOOK PAGE
SHEET 4 OF 4



Cur. #	Length	Radius	Center	Start	End	Area
1	4.0	100.0	100.0, 0.0	0.0, 0.0	4.0, 0.0	16.0
2	4.0	100.0	100.0, 0.0	4.0, 0.0	8.0, 0.0	16.0
3	4.0	100.0	100.0, 0.0	8.0, 0.0	12.0, 0.0	16.0
4	4.0	100.0	100.0, 0.0	12.0, 0.0	16.0, 0.0	16.0
5	4.0	100.0	100.0, 0.0	16.0, 0.0	20.0, 0.0	16.0
6	4.0	100.0	100.0, 0.0	20.0, 0.0	24.0, 0.0	16.0
7	4.0	100.0	100.0, 0.0	24.0, 0.0	28.0, 0.0	16.0
8	4.0	100.0	100.0, 0.0	28.0, 0.0	32.0, 0.0	16.0
9	4.0	100.0	100.0, 0.0	32.0, 0.0	36.0, 0.0	16.0
10	4.0	100.0	100.0, 0.0	36.0, 0.0	40.0, 0.0	16.0
11	4.0	100.0	100.0, 0.0	40.0, 0.0	44.0, 0.0	16.0
12	4.0	100.0	100.0, 0.0	44.0, 0.0	48.0, 0.0	16.0
13	4.0	100.0	100.0, 0.0	48.0, 0.0	52.0, 0.0	16.0
14	4.0	100.0	100.0, 0.0	52.0, 0.0	56.0, 0.0	16.0
15	4.0	100.0	100.0, 0.0	56.0, 0.0	60.0, 0.0	16.0
16	4.0	100.0	100.0, 0.0	60.0, 0.0	64.0, 0.0	16.0
17	4.0	100.0	100.0, 0.0	64.0, 0.0	68.0, 0.0	16.0
18	4.0	100.0	100.0, 0.0	68.0, 0.0	72.0, 0.0	16.0
19	4.0	100.0	100.0, 0.0	72.0, 0.0	76.0, 0.0	16.0
20	4.0	100.0	100.0, 0.0	76.0, 0.0	80.0, 0.0	16.0
21	4.0	100.0	100.0, 0.0	80.0, 0.0	84.0, 0.0	16.0
22	4.0	100.0	100.0, 0.0	84.0, 0.0	88.0, 0.0	16.0
23	4.0	100.0	100.0, 0.0	88.0, 0.0	92.0, 0.0	16.0
24	4.0	100.0	100.0, 0.0	92.0, 0.0	96.0, 0.0	16.0
25	4.0	100.0	100.0, 0.0	96.0, 0.0	100.0, 0.0	16.0
26	4.0	100.0	100.0, 0.0	100.0, 0.0	100.0, 4.0	16.0
27	4.0	100.0	100.0, 0.0	100.0, 4.0	100.0, 8.0	16.0
28	4.0	100.0	100.0, 0.0	100.0, 8.0	100.0, 12.0	16.0
29	4.0	100.0	100.0, 0.0	100.0, 12.0	100.0, 16.0	16.0
30	4.0	100.0	100.0, 0.0	100.0, 16.0	100.0, 20.0	16.0
31	4.0	100.0	100.0, 0.0	100.0, 20.0	100.0, 24.0	16.0
32	4.0	100.0	100.0, 0.0	100.0, 24.0	100.0, 28.0	16.0
33	4.0	100.0	100.0, 0.0	100.0, 28.0	100.0, 32.0	16.0
34	4.0	100.0	100.0, 0.0	100.0, 32.0	100.0, 36.0	16.0
35	4.0	100.0	100.0, 0.0	100.0, 36.0	100.0, 40.0	16.0
36	4.0	100.0	100.0, 0.0	100.0, 40.0	100.0, 44.0	16.0
37	4.0	100.0	100.0, 0.0	100.0, 44.0	100.0, 48.0	16.0
38	4.0	100.0	100.0, 0.0	100.0, 48.0	100.0, 52.0	16.0
39	4.0	100.0	100.0, 0.0	100.0, 52.0	100.0, 56.0	16.0
40	4.0	100.0	100.0, 0.0	100.0, 56.0	100.0, 60.0	16.0
41	4.0	100.0	100.0, 0.0	100.0, 60.0	100.0, 64.0	16.0
42	4.0	100.0	100.0, 0.0	100.0, 64.0	100.0, 68.0	16.0
43	4.0	100.0	100.0, 0.0	100.0, 68.0	100.0, 72.0	16.0
44	4.0	100.0	100.0, 0.0	100.0, 72.0	100.0, 76.0	16.0
45	4.0	100.0	100.0, 0.0	100.0, 76.0	100.0, 80.0	16.0
46	4.0	100.0	100.0, 0.0	100.0, 80.0	100.0, 84.0	16.0
47	4.0	100.0	100.0, 0.0	100.0, 84.0	100.0, 88.0	16.0
48	4.0	100.0	100.0, 0.0	100.0, 88.0	100.0, 92.0	16.0
49	4.0	100.0	100.0, 0.0	100.0, 92.0	100.0, 96.0	16.0
50	4.0	100.0	100.0, 0.0	100.0, 96.0	100.0, 100.0	16.0

Dewberry
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 CERTIFICATE OF AUTHORIZATION NO. 101001